

ORDINANCE NO. 981001-A

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

LOT 1, BLOCK A, THE GARDENS AT BALCONES SUBDIVISION, FROM "I-RR" INTERIM RURAL RESIDENCE DISTRICT TO "SF-6-CO" TOWNHOUSE AND CONDOMINIUM RESIDENCE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 11558 SPICEWOOD PARKWAY, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "I-RR" Interim Rural Residence district to "SF-6-CO" Townhouse and Condominium Residence district-Conditional Overlay combining district on the property (the "Property") described in File C14-98-0051, as follows:

Lot 1, Block A, The Gardens at Balcones Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 83, Page 138-D and 139-A, of the Plat Records of Travis County, Texas,

locally known as 11558 Spicewood Parkway, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. No more than 18 residential units may be developed on the Property.
2. The development of duplexes and triplexes is prohibited on the Property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "SF-6" Townhouse and Condominium Residence base district and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on October 12, 1998.

PASSED AND APPROVED

October 1

, 1998.

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Kirk Watson

Kirk Watson
Mayor

APPROVED:

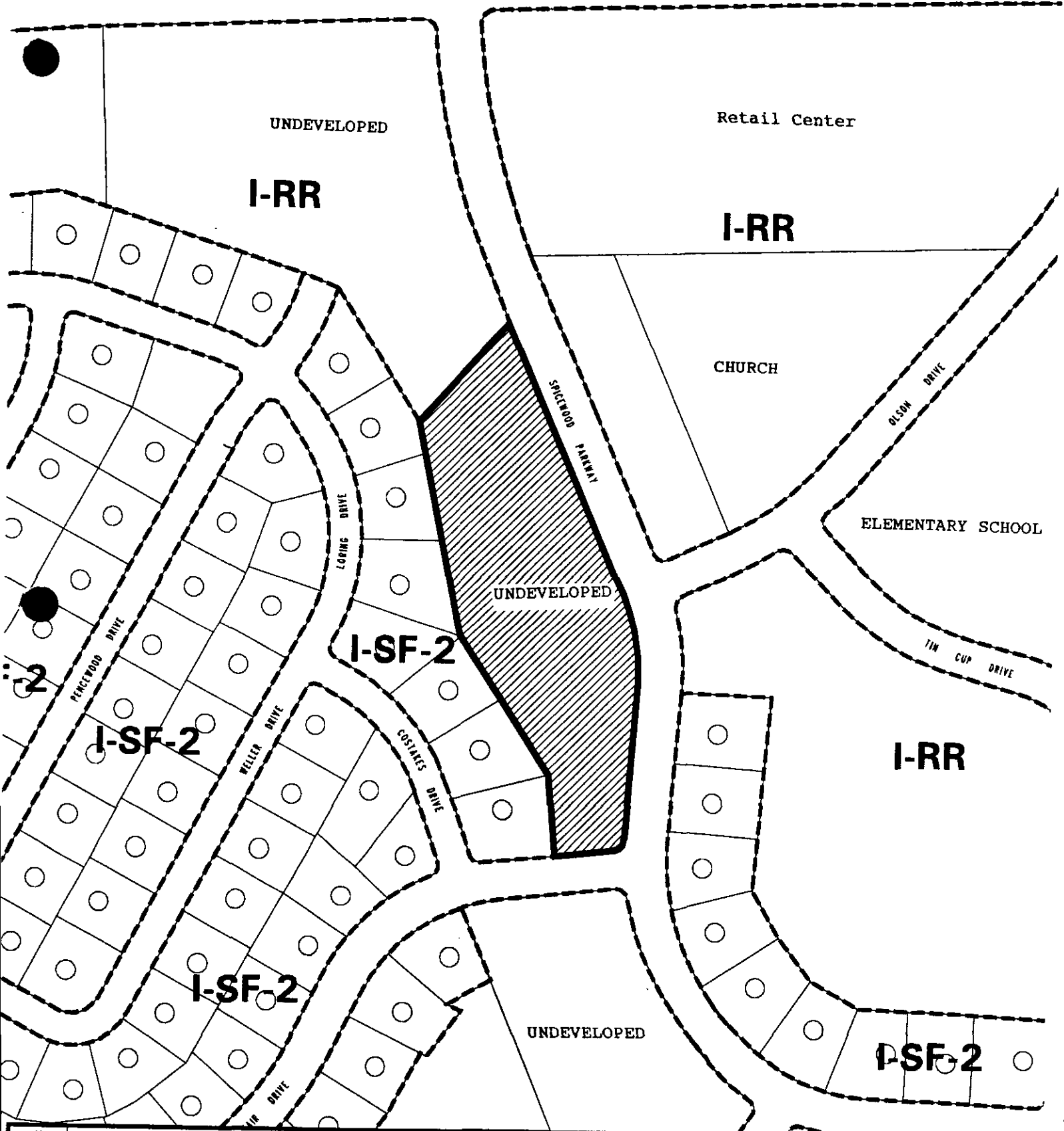
Andrew Martin

Andrew Martin
City Attorney

ATTEST:

Betty G. Brown

Betty G. Brown
Deputy City Clerk



<p>1" = 200'</p>	SUBJECT TRACT		<p>ZONING EXHIBIT "A"</p> <p>CASE #: C14-98-0051</p> <p>ADDRESS: 11558 SPICEWOOD PKWY</p> <p>SUBJECT AREA (acres): 3.520</p>	<p>DATE: 98-04</p> <p>INTLS: TRC</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>F37</p>
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR:	D. Wahlgren			

981001-A

Austin American-Statesman

PO#: 981001A
Ad ID#: ADM400500
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

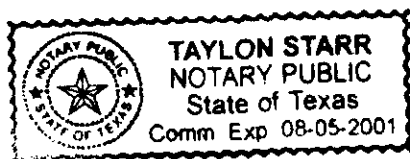
SHARON JANAK

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

First Published:	10/15/98	Last Published:	10/15/98
Times Published:	1	Classification:	9980
Lines:	19	Cost:	\$53.01

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 15th day of Oct 1998



Taylon Starr
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

